

## F. DESIGN GUIDELINES AND DESIGN REVIEW PROCEDURES

### 1) BACKGROUND

By virtue of present law, the various governmental bodies (executive, legislative and judicial) have been authorized to control their own spaces in terms of altering, remodeling and furnishing. This has been done historically without any accountability to or even reference to an overall preservation master plan or design guidelines created in the interest of protecting, maintaining or creating the architectural integrity and character of the Capitol as whole, and its individual spaces and elements in particular.

### 2) ANALYSIS

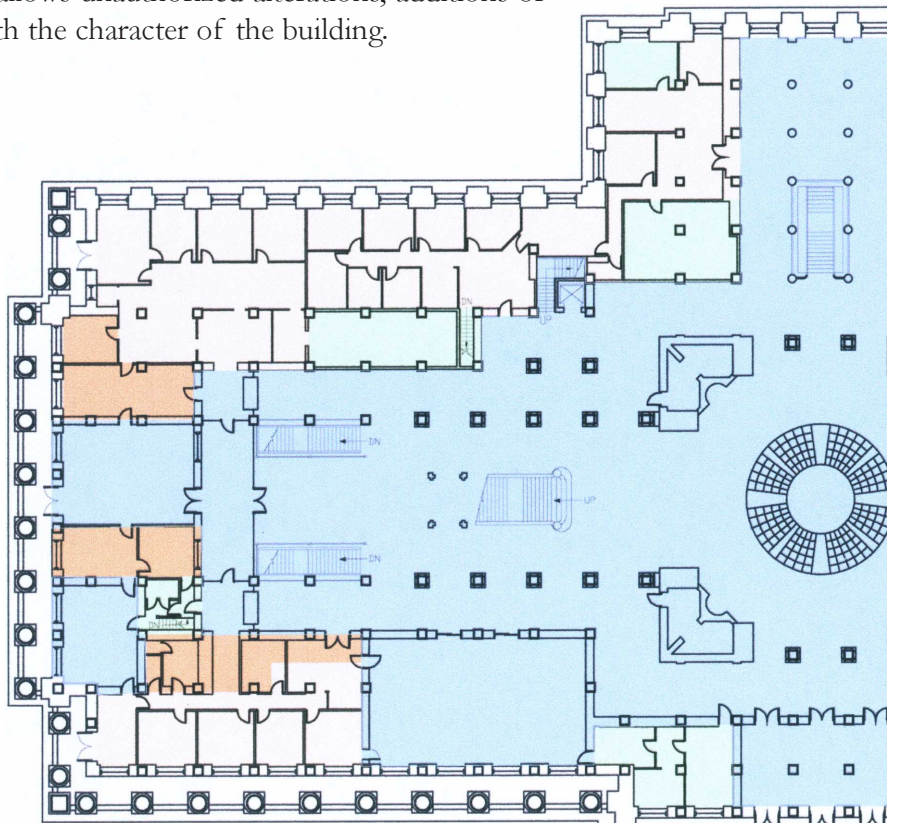
The lack of a plan, a guideline, an authorized design review body and process has resulted in 85 years of alterations, remodelings, improvements and purchases which have varied widely in quality and appropriateness. While some construction activities have been well conceived and executed and have improved the safety, function and appearance of the building, many others have been ill-advised and have compromised architectural quality, condition and integrity. Examples of both appear throughout this study.

Many states, counties and municipalities have created design review boards or commissions authorized to create design guidelines and administrate design review processes. Local examples include the landmarks or historic district commissions in Salt Lake City, Ogden, Provo, and Park City, among others. Another example is the Capitol Preservation Board and its administering conservatorial staff in Texas. These boards and commissions set appropriate design standards and then are empowered to review proposed design proposals and approve them if they comply to the standards. The public benefit is that the interests of historic buildings are protected in a comprehensive, holistic way which disallows unauthorized alterations, additions or acquisitions which may be incompatible with the character of the building.

### 3) RECOMMENDATIONS

We recommend that the Capitol Preservation Board be empowered by state government to create a State Capitol Design Guidelines document and a set of design review policies and procedures, and that the board be authorized to administrate and enforce said guidelines and procedures.

The guidelines should provide direction for appropriate preservation treatments of site design, landscaping, exterior, interior, spatial, exhibit, signage and related physical elements which impact the visual integrity of the buildings and grounds. Samples of such guidelines are readily available, as are consultants to prepare the guidelines. The



federal “Secretary of the Interior’s Standards for Rehabilitation” are too generic to satisfy the need for the Capitol. A comprehensive guideline would address, for example, appropriate treatments of exterior stone, concrete, terra cotta, plaster, metal, wood, glass, and paint. The design guidelines would apply to both existing and future new construction to ensure that new improvements are architecturally compatible with existing architecture and features.

Any design guideline document is only as effective as the agency administering it. Thus the design review policies, procedures and powers are of great importance. Since design review boards are often resisted in their formative years, policy creation must be done thoughtfully and must have consensus support at the time of adoption.

Typically, design review entails having all changes or additions to the building and site pre-approved before they are commenced. Those requesting an alteration, change or major furnishing purchase would submit an application form describing the purpose and nature of the request. For example, if an agency decided it wanted to add or demolish a wall, or repaint its walls and ceilings, or add a through-the-wall air conditioning unit, it would submit an application. The design review commission would evaluate the request in terms of its compliance with the design guidelines. If the request seems inconsistent with the guidelines (as in the example as installing a window air conditioner), the request would be denied. The commission would then work with the applicant to solve the problem in a better way. If the request is in compliance with the guidelines (such as a request to repaint walls the original color or an approved color), the application would be approved and a “certificate of appropriateness” would be issued authorizing the work.

In the cases of unresolved problems or conflicts, an appeal process would be available through a higher body, perhaps a committee of legislators.

We recommend that the design review commission, guidelines, policies and powers be put in place prior to either construction of the Annex or restoration of the building so that this group may work with selected architects, engineers and other consultants throughout all future design and construction processes.